

This Instrument was Prepared by:

Send Tax Notice To: Jose Vazquez Rodela  
Paola Luna

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

106 Donaldson Rd  
Columbiana, AL 35051

File No.: MV-23-29488-A

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Stancil Handley, a married man** (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jose Vazquez Rodela and Paola Luna**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

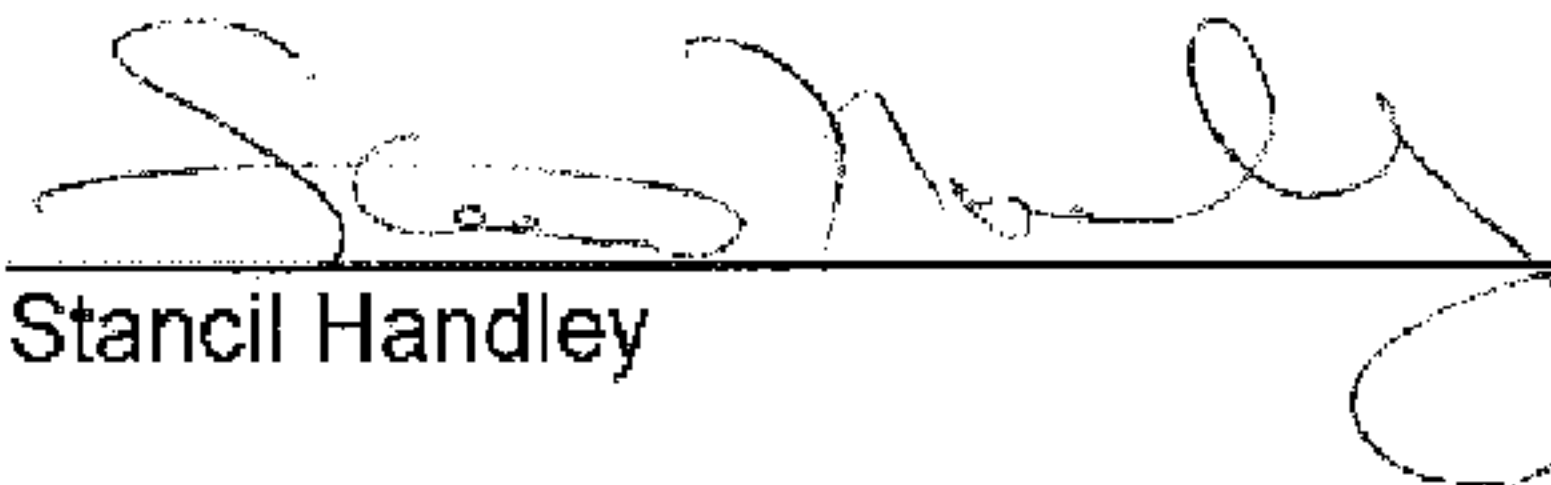
No part of the homestead of the Grantor herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of March, 2024.

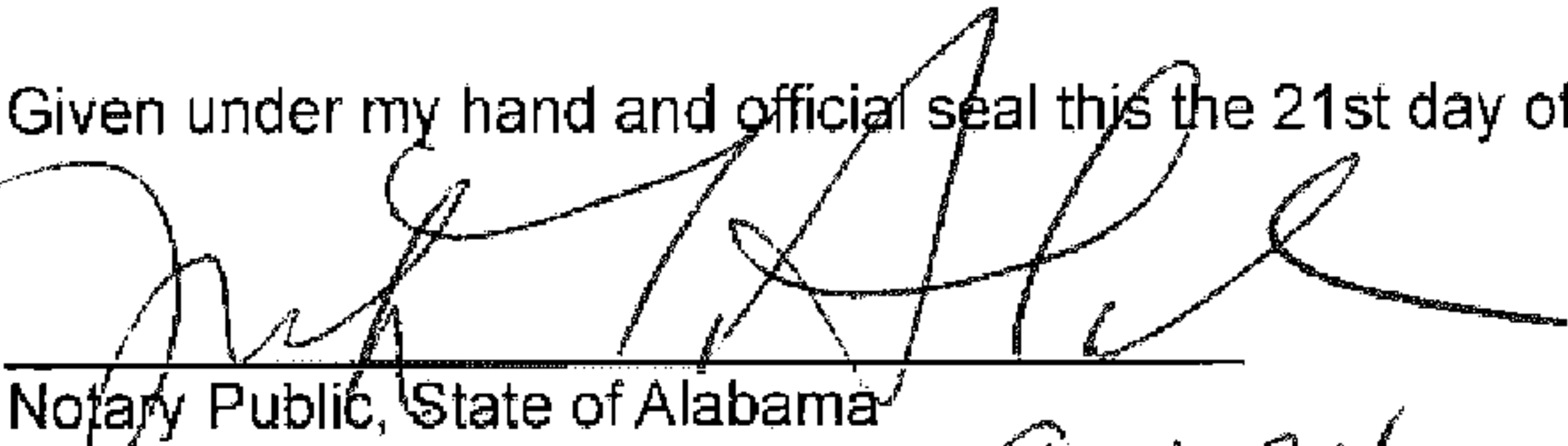
  
Stancil Handley

State of Alabama

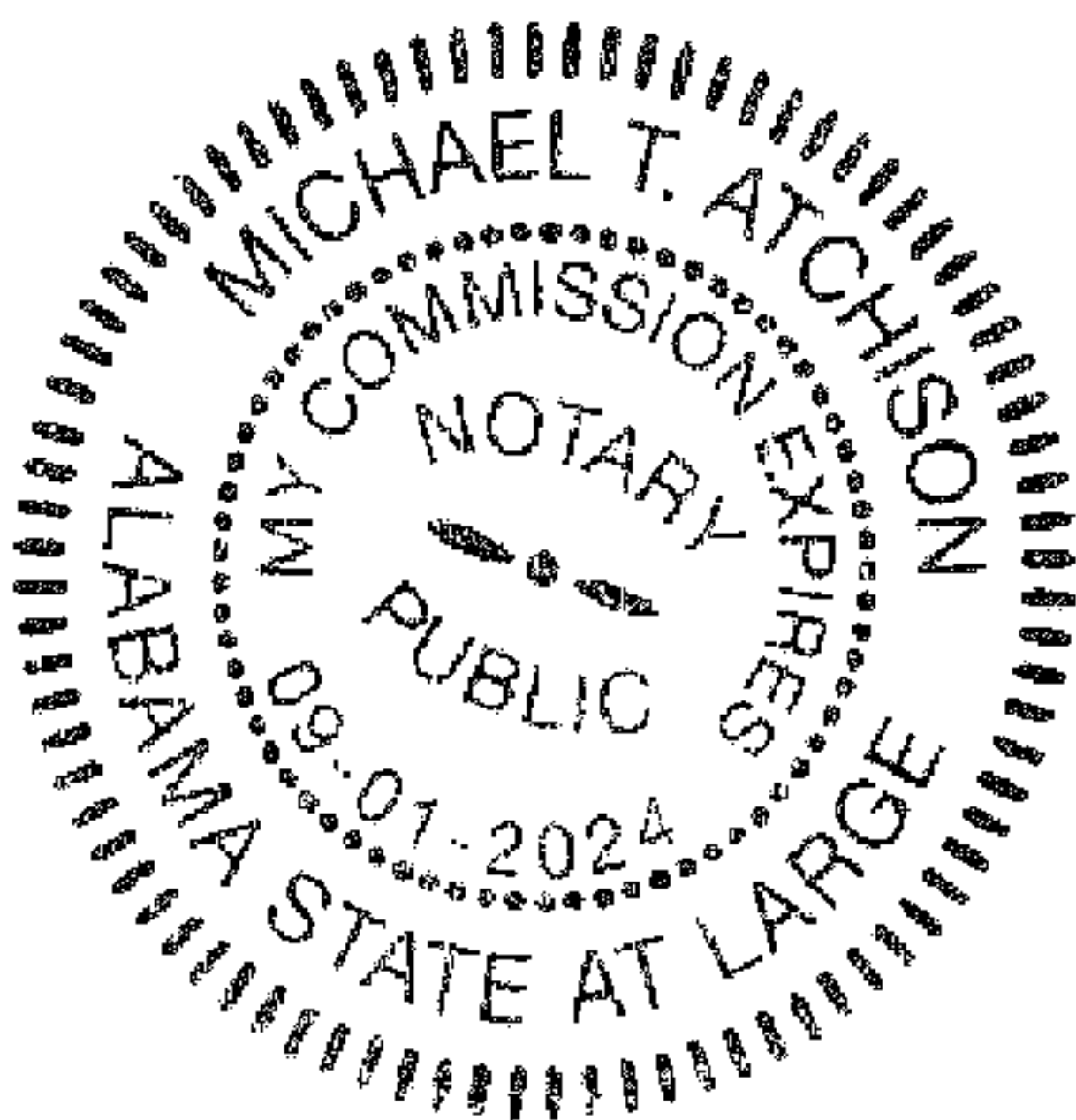
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Stancil Handley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of March, 2024.

  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 21 South, Range 1 West, being more particularly described as follows:  
Commencing at a square head bolt, found at the Southeast corner of said section 14; thence South 88 degrees 48 minutes 58 seconds West, along the South line of said section, a distance of 1328.24 feet to a point; thence North 00 degrees 45 minutes 48 seconds West, a distance of 687.89 feet to a 2" pipe, found and previously known as the Southeast corner of the Walter Walton Lot, and the point of beginning; thence North 01 degree 30 minutes 48 seconds West, along the West line of said Walton Lot, a distance of 160.53 feet to a 2" pipe found; thence South 89 degrees 08 seconds 52 seconds West, a distance of 715.53 feet to a 2" pipe, found on the Northeast right of way of county Highway No. 47; thence South 35 degrees 14 minutes 26 seconds East, along said right of way, a distance of 194.46 feet to a 2" pipe found; thence South 34 degrees 14 minutes 26 seconds East, along said right of way a distance of 194.46 feet to a 2" pipe found; thence South 34 degrees 45 minutes 27 seconds East, along said right of way a distance of 252.78 feet to a 1" rebar, found; thence South 33 degrees 43 minutes 48 seconds East, along said right of way a distance of 127.72 feet to a point in a ditch; thence along said ditch the following courses, North 41 degrees 49 minutes 08 seconds East, a distance of 103.03 feet; thence North 31 degrees 15 minutes 02 seconds East, a distance of 61.52 feet; North 25 degrees 28 minutes 38 seconds East, a distance of 151.65 feet; North 32 degrees 30 minutes 32 seconds East, a distance of 47.10 feet; North 54 degrees 33 minutes 28 seconds East, a distance of 24.49 feet, to a point in the South line of the Walter Walton Lot; thence North 89 degrees 09 minutes 08 seconds East, a distance of 181.36 feet to the point of beginning.

